

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON DECEMBER 15, 2004
(Approved January 6, 2005)

The Planning Commission held their monthly meeting on Wednesday, December 15, 2004. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, and Roy Kolb. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments

1. MINUTES

Mr. Woessner moved to approve the minutes of the November 17, 2004 monthly meeting as amended. Mrs. Megay seconded the motion. The motion carried unanimously. Amendment being under subheading, James DiGiuseppe Subdivision, in the fifth paragraph add "Mr. Woessner seconded the motion. The motion carried unanimously."

2. DAYLOR SUBDIVISION

Mr. and Mrs. Lane Daylor were present. There was a review of the final minor subdivision plan last revised October 29, 2004, Township Engineer letter dated November 17, 2004, McMahon Associates, Inc. letter dated November 30, 2004 and The Grafton Association letter dated November 22, 2004.

Mr. Woessner moved to recommend a waiver from Section 703.3 of the Subdivision and Land Development Ordinance to allow no streetlights to be installed. Mrs. Megay seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend a waiver from Section 703.2 of the Subdivision and Land Development Ordinance to allow remaining obstructions in the right-of-way. Mr. Kulp seconded the motion. The motion carried. Mr. Woessner opposed.

Mrs. Megay moved to recommend waiver from Section 703.4 of the Subdivision and Land Development Ordinance to allow no street trees to be planted along the Bishop Road subdivision frontage. Mr. Kulp seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 705.5 of the Subdivision and Land Development Ordinance to allow no roadway improvements along the Bishop Road subdivision frontage. Mr. Kolb seconded the motion. The motion carried. Mr. Woessner opposed.

Mrs. Megay moved to recommend waiver from Section 709 of the Subdivision and Land Development Ordinance to allow no curbing to be installed along the Bishop Road subdivision frontage. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 710.1 of the Subdivision and Land Development Ordinance to allow no sidewalks to be installed along the Bishop Road subdivision frontage. Mr. Kolb seconded the motion. The motion carried unanimously.

3. IVYWOOD ESTATES

Mr. David Brewer of T.H. Properties, Inc. was present. There was a brief discussion regarding the Ivywood Estates preliminary plan. Mrs. Megay noted recreation and open space areas are required. Mrs. Megay inquired about the sewer options and Mr. Brewer noted they are working on options.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Woessner recommended the cul-de-sac for the DiGiuseppe subdivision be designed for future hook-up and such comment should go on the next review.

The ordinance addressing developer notification will be discussed at the January 6, 2004 workshop meeting.

The next workshop meeting will be held January 6, 2004 and monthly meeting will be held January 19, 2004.

ADJOURNMENT

Mr. Kolb moved to adjourn the monthly meeting at 8:15 p.m. Mrs. Megay seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary